

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

**LAW OFFICES**  
**JACK D. GUERTIN, P.A.**  
**4300 Bladensburg Road**  
**P.O. Box 69**  
**Cottage City, Maryland 20722**

## TRUSTEES' SALE

By virtue of the power and authority contained in a Deed of Trust from James E. Lynch and Nancy C. Lynch, his wife, to Jack D. Guertin and Alvin M. Walker, trustees, dated the 9th day of May, 1980 and recorded among the Land Records of Frederick County, Maryland, in Liber 1114, folio 693, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustees named in said Deed of Trust, will sell at public auction in front of the Court House in Frederick, Maryland, on:

**THURSDAY, NOVEMBER 8, 1984**

**AT 12:30 P.M.**

all the property in said Deed of Trust described as follows:

BEING known and designated as Lot No. 16, Section one, Urbana Overlook, as shown on a Plat entitled "Final Plat for Section One Lots 12-16 & 23-28, URBANA OVERLOOK," recorded in Plat Book 17, Folio 133, one of the Land Records of Frederick County, Maryland. Containing 1.905 acres of land, more or less.

Subject to covenants and restrictions of record. The property is unimproved.

### TERMS OF SALE

A cash deposit or certified check of Two Thousand Dollars (\$2,000.00) will be required at the time of sale. The balance in cash, with interest at ten per cent per annum from the date of sale to the date of settlement payable within ten days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within ten days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

**JACK D. GUERTIN,**

**Trustee**

**ALVIN M. WALKER,**

**Trustee**

Frederick, Md.

This is to certify that the annexed

was published in

A newspaper published in Frederick County on the following

dates:

Oct 19, 26, Nov 2, 8

THE NEWS-POST

Per

K. S. McKenzie